

PART I

FOCUSING ON THE FUTURE

CHAPTER 1: POPULATION TRENDS

From 2000 to 2010, Fort Worth was the fastest growing large city of more than 500,000 population in the nation. Since 2010, the city's population continues to grow and change. Growth today is due to immigration, an increased birth rate, longer average life expectancy, and domestic migration. It is important that the City of Fort Worth consider population trends in order to plan for the impacts of a larger population and increasing demands for public services. This chapter discusses ways in which population changes affect City services, followed by a general analysis of Fort Worth's population trends.

There are four basic reasons for studying population trends. First, the City must be able to predict the costs involved in providing services in the future. The demand for many services, such as water and wastewater, can be predicted by applying a formula to future population estimates. Other City services apply only to certain segments of the population, making it important to know the population's composition. For example, knowing a population's age distribution is helpful in determining demand for particular housing types.

Second, the City must be able to forecast revenues from various sources to meet future public service costs. Fort Worth derives revenues from several sources, including property tax and sales tax. Future tax revenues can be estimated but are susceptible to economic fluctuations. Per capita sales tax is often used as a predictor. Conclusions can also be drawn about property tax based on development activity, which is directly related to population increases.

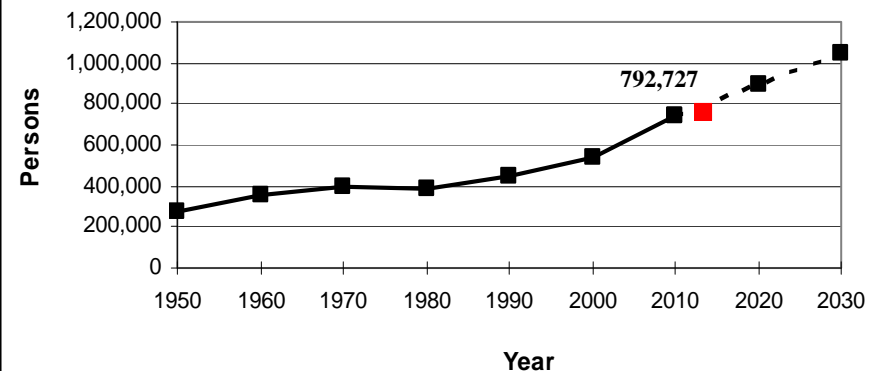
Third, knowing the spatial distribution of population within the City is important for determining the location of new community facilities and the strain that might be placed on existing facilities. Land uses are also determined by the population's spatial distribution. As population increases and shifts to different parts of the City, demand for certain types of land uses will also shift.

Lastly, population forecasts assist the City in determining the future land uses needed to support the predicted population. As the city's population grows, additional land is needed to accommodate new residences, retail and service businesses, and other types of land uses. Each person will require a certain amount of space for certain uses. For example, the Parks and Community Services Department adopted the national standard of 21.25 acres of parkland per 1,000 persons to plan for future neighborhood parks. Similar predictions can also be made for other land uses.

Factors Affecting Population Change

The increase in Fort Worth's population is generally the result of four key factors: 1) People are living longer, 2) Immigration has brought many new residents to the area, particularly from Mexico and other Latin American countries, according to the Texas State Data Center, 3) Fort Worth and Texas as a whole is experiencing relatively high birth rates, and 4) Domestic migration is also continuing, due in part to a robust economy relative to other states, particularly in the high technology sector.

Fort Worth Population, 1950-2030



Fort Worth grew at an average annual growth rate of 3.9 percent between 2000 and 2010, making it the fastest growing large city of more than 500,000 population over the last decade. Fort Worth has an estimated population of 781,000 as of January 1, 2014, according to the North Central Texas Council of Governments (NCTCOG). Figures released July 1, 2013 by the U.S. Census Bureau, however, estimate Fort Worth's population to be 792,727. If growth continues at a conservative estimate of 2.1 percent annually, which is well below the average for the past 10 years, the city's population will exceed one million by 2030. NCTCOG projects population in Fort Worth will reach approximately 1.2 million by 2040. (Sources: U.S. Census Bureau, 1950-2013, North Central Texas Council of Governments, 2014; Planning and Development Department, 2014.)

The growth and economic vitality of the entire region continues to prompt corporate relocations to Fort Worth. Of course, actual population growth may be higher or lower than expected. Factors that could cause slower population growth might include a prolonged economic downturn that slows business expansion or necessitates an increase in local tax rates. There is no doubt that the recession that began in 2008 impacted Fort Worth's population by slowing job creation and domestic migration. Conversely, factors that could cause a more rapid population increase might include build-out of neighboring suburban cities that shifts growth to Fort Worth, or aggressive annexation in response to developments in the City's extraterritorial jurisdiction (ETJ).

Total Population

Fort Worth and its ETJ are home to over 800,000 people. The ETJ is land located a certain distance beyond the city limit line that a city has authority under state law to annex. Chapter 43 of the Local Government Code, State of Texas, defines the size of a city's ETJ based on population. Cities that have a population of 100,000 or more have a five-mile ETJ. Because of rules governing the minimum lot size for individual septic sewers, residential growth in the ETJ will likely be limited to less than one unit per acre, except where municipal utility districts are established to fund sewer collection systems and supporting main extensions.

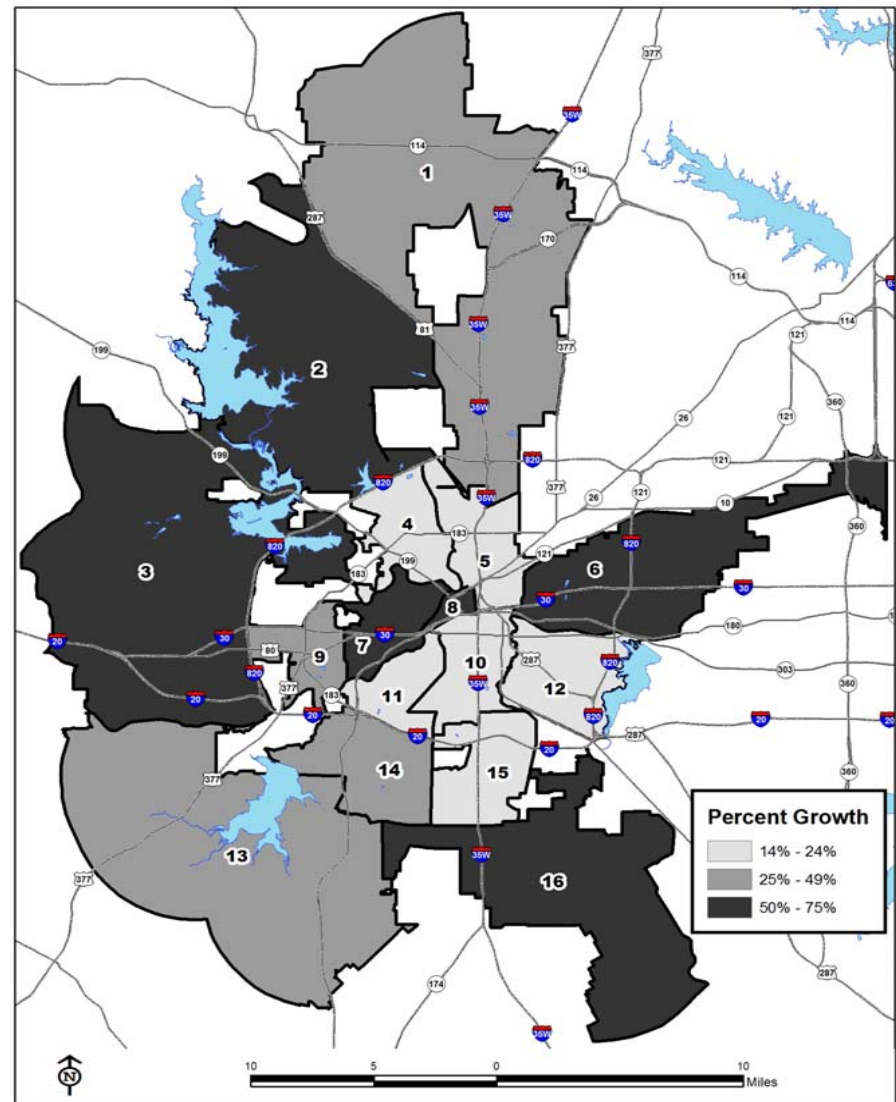
According to recent U.S. Census Bureau data, Fort Worth was the fastest growing large city of more than 500,000 population in the nation between April 1, 2000 and April 1, 2010. From 2000 to 2010, Fort Worth's total population increased by 206,512 persons. This represents an average annual increase of approximately 20,650 persons, a growth rate of 3.9 percent per year. This is a much faster growth rate than the City experienced during the 1990s. Fort Worth's total population increased from 447,619 in 1990 to 534,694 in 2000, an annual average growth rate of approximately 2 percent.

Since April 1, 2010, Fort Worth's growth rate has slowed compared with the rapid growth of the 2000s and is more in line with growth experienced in the 1990s. Between April 1, 2010 and July 1, 2013, Fort Worth added an additional 51,521 people for an estimated total population of 792,727 according to the U.S. Census Bureau. This represents an annual average growth rate of 1.9 percent.

According to the U.S. Census Bureau, each area county (Collin, Dallas, Denton and Tarrant) added an average of 16 to 28 thousand new residents per year, between April 1, 2010 and July 1, 2013. Tarrant County increased by 102,507 persons with about 50% of that increase occurring within Fort Worth (51,521).

Without careful consideration of how and where such growth will be accommodated, the negative effects of rapid population growth (traffic congestion, pollution, costly and inefficient services, etc.) will likely be exacerbated. Chapter 4: Land Use promotes the development of mixed-use growth centers to accommodate increasing population and employment in areas that can be more cost effectively served by supportive infrastructure. Growth centers will have a high concentration of not only

Projected Population Growth, 2010-2035



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|------------------|----------------------|--------------------------|-------------------|
| 1. Far North | 5. Northeast | 9. Western Hills/Ridglea | 13. Far Southwest |
| 2. Far Northwest | 6. Eastside | 10. Southside | 14. Wedgwood |
| 3. Far West | 7. Arlington Heights | 11. TCU/Westcliff | 15. Sycamore |
| 4. Northside | 8. Downtown | 12. Southeast | 16. Far South |

The City and its extraterritorial jurisdiction are divided into 16 sectors for planning purposes. Growth has occurred at a faster percentage rate in outlying areas of the city. (Source: North Central Texas Council of Governments, 2009.)

housing but jobs, services, and public facilities.

Chapter 10: Economic Development, discusses urban villages, which will accommodate increased density in the central city and encourage mixed-use, pedestrian-oriented environments. Similarly, the Comprehensive Plan promotes infill development, which is the use of vacant or underdeveloped sites for housing or commercial activity, rather than “leapfrogging” over the central city to the outskirts of town. Such efforts will guide rapid population growth to areas where population can be accommodated with less harmful effects.

Race and Ethnicity

According to the 2013 American Community Survey, Hispanics accounted for 34.2 percent of Fort Worth’s total population. This ethnic group is the fastest growing population group in Fort Worth and Texas. Races categorized as “other,” primarily Asian and Pacific Islander, are also gaining, while white and black percentages are declining in share. Currently, minorities collectively make up the majority of Fort Worth’s population. By the year 2030, Hispanics are expected to make up 39 percent of Tarrant County’s population, if current trends continue.

Fort Worth’s racial and ethnic minorities are concentrated in certain areas of the city (see map on page 13). African Americans are concentrated inside Loop 820 to the east of Interstate 35 and mostly to the south of Interstate 30. These areas contain many neighborhood associations, such as West Meadowbrook and Stop Six. Hispanics are more concentrated on the north side, in the Diamond Hill-Jarvis and Far Greater Northside historical neighborhoods, as well as in south central Fort Worth. Since 2000, racial and ethnic minorities have become the majority population in east Fort Worth along IH30 and in portions of Southwest Fort Worth. For more information on neighborhoods, see Chapter 9: Neighborhood Capacity Building.

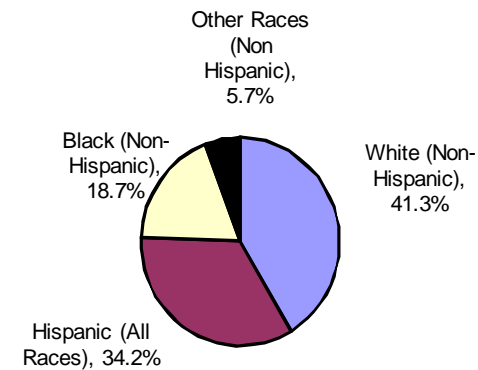
The Fort Worth City Council has proposed several ways to deconcentrate poverty, which will also have an effect on racial segregation. In April 2006, the Council passed Resolution 256, which serves “to Affirm and Promote That the Dispersion of Quality, Affordable Housing into Neighborhoods throughout the City of Fort Worth is Essential to a Well-Balanced Community.” The Housing and Economic Development Department is working to increase the quality of life in inner city, minority neighborhoods through home ownership assistance and other programs. For more information, see Chapter 5: Housing.

Age

While the aging baby boom generation (those born between 1946 and 1964) is expected to increase demand on social services, Fort Worth is a relatively young city compared to national and state demographics. The 2013 American Community Survey reported a median age of 31.5 in Fort Worth, 33.8 for the State of Texas, and 37.3 for the United States. There were 63,963 persons over 65 in the city in 2013.

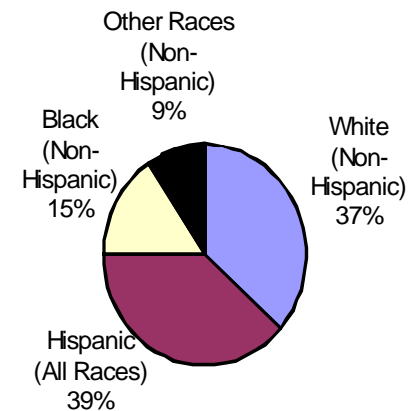
According to City of Fort Worth projections, this figure will increase between 2010 and 2020, as the first members of the baby boom generation begin reaching the age of 65 in 2011. According to the Texas State Data Center, the elderly (65+) will make

Fort Worth Race and Ethnicity, 2013



Minorities collectively made up the majority of Fort Worth’s population in 2013. (Source: U.S. Census Bureau, American Community Survey, 2013.)

Tarrant County Race and Ethnicity, 2030



The Hispanic population is projected to be the fastest growing segment of Tarrant County’s population, comprising 39 percent in 2030. This increase in the proportion of Hispanics is likely to be even greater for the City of Fort Worth. (Source: Texas State Data Center, 2014.)

up about 15 percent of the county’s population by 2030. This age group will continue to grow through 2030 as the remaining portion of the baby boom generation reaches 65.

There were 175,924 children between 5 and 19 years old in 2013, making up 23.1 percent of the population, a higher percentage of children than the U.S. as a whole, which was 20 percent, and Texas, which is 22.4. The adult population between the ages of 20 and 64 was 463,898, making up 59.6 percent of the population. Fort Worth’s population percentage in the 20-64 age category mirrored that of the Texas, and was slightly less than the U.S. with 60 percent.

Between now and 2030, the greatest growth will occur in the general working-age adult population, which will help to offset the increases in young and elderly populations. If current trends continue, there will be more working adults per dependent population in 2030 than in 2010.

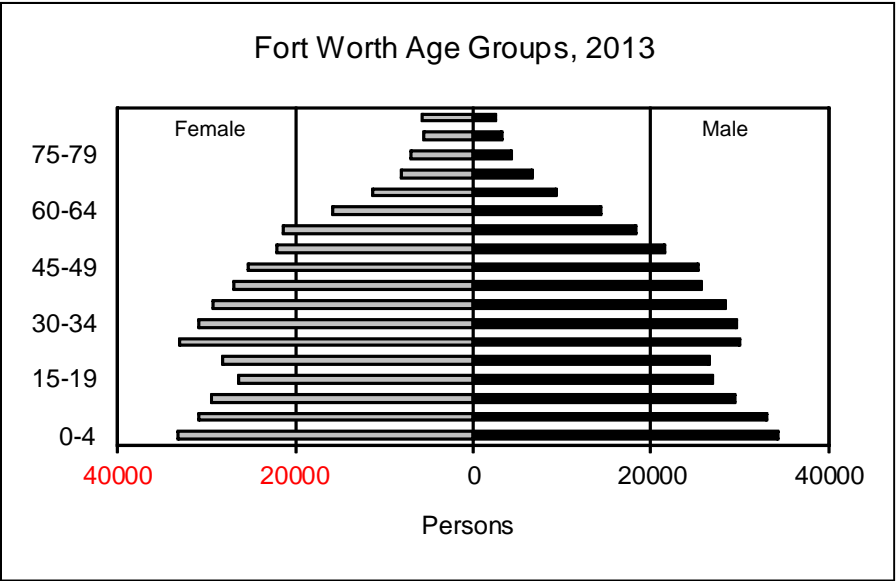
Increases in various segments of the population will create needs for various types of services. An increase in school-age children necessitates new classroom space and more teachers. Changes in age groups also will change new development. Young families often choose to live further out in the suburbs, while many retirees and young people in their 20s and 30s are choosing to live close to downtown in walkable urban areas. Responding to this changing housing market, new housing units continue to be added in the central city.

It is also important to consider the needs of the elderly in long-range planning. This group will create a demand for housing near hospitals and on public transportation routes, as well as supportive housing such as retirement communities and nursing homes. Services for the elderly are discussed in this plan in Chapter 8: Human Services.

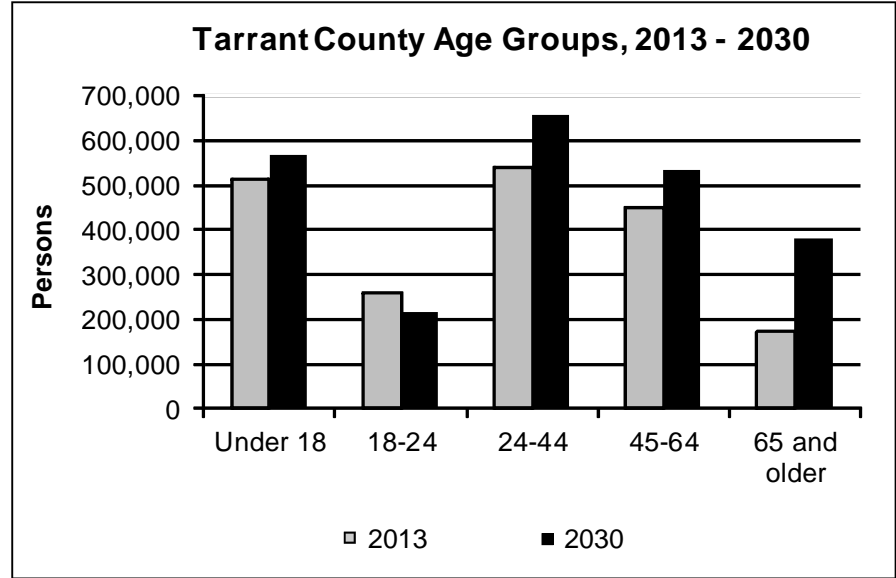
Population by Planning Sector

Sector populations are estimated based upon the most closely matching Traffic Survey Zones (TSZs) used by the North Central Council Governments (NCTCOG) for transportation planning. Five of the 16 planning sectors include areas outside the city limits in the ETJ (see map on page 10).

Between 2010 and 2035, population is projected to grow 50% or greater in the Arlington Heights, Downtown, Eastside, Far Northwest, Far South and Far West sectors. In addition, new development is rapidly occurring along the Chisholm Trail Parkway impacting the Far Southwest and Wedgwood sectors. Vision Plan implementation in areas around Lake Worth and Lake Arlington will impact growth in the Far West and Southeast sectors. Continued mixed-use development in the West Seventh Urban Village, Panther Island (formerly Trinity Uptown) and Downtown area will keep growth trending upward. New population estimate figures for 2040 are expected to be released by the NCTCOG in April 2015.



The number of persons 65 and older was 69,612 in 2013 while the number of school-age persons (ages 5-19) was 181,379. (Source: American Community Survey, 2013.)



The elderly will make up a greater proportion of our population in 2030 than in 2013. (Sources: Texas State Data Center, 2012 (2030), American Community Survey, 2013.)

As Fort Worth's population is expected to exceed 1 million by 2030, increased population

will place additional demands on existing community facilities and infrastructure, and will result in the need for additional and expanded facilities.

Shifting populations within the city will result in changing land use patterns and will help determine the location of new facilities.

While Fort Worth's total population grows, there will also be changes in the composition of the population. Collectively, minorities have become the majority. The percentage of the population over the age of 65 will continue increasing through 2020. Changes in age composition will result in a need for different types of housing and services.

Accommodating population growth in a more sustainable way is an important challenge facing communities across the country, and Fort Worth is working to meet the challenge. This Comprehensive Plan contains many goals, objectives, policies, and strategies that will help the City of Fort Worth attain a more sustainable future.